



## **HISTORIC LANDMARKS COMMISSION**

### **HEARING AGENDA**

**WEDNESDAY SEPTEMBER 6, 2006**

Council Wing, Room W118/119

200 East Santa Clara Street

San Jose, CA

6:30 P.M.

**ADJOURNED FOR LACK OF QUORUM TO:**

**WEDNESDAY SEPTEMBER 20, 2006**

**Dr. Martin Luther King, Jr. Library**

**150 E. San Fernando St., Room 225**

**San Jose, CA**

**6:30 p.m. – 10:00 P.M.**

### **COMMISSION MEMBERS**

**EDWARD JANKE, CHAIR**

**PATRICIA COLOMBE**

**MARTIN ALKIRE**

**HELENE LAVELLE**

**SCOTT CUNNINGHAM**

**VACANT**

**VACANT**

**JOSEPH HORWEDEL, ACTING DIRECTOR  
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

## NOTICE TO THE PUBLIC

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the September 20, 2006 meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

**The procedure for public hearings is as follows:**

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

**The procedure for referrals is as follows:**

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have one minute.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

**If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.**

An agenda and a copy of all staff reports have been placed on the table for your convenience.

**AGENDA**  
**ORDER OF BUSINESS**

**6:30 PM SESSION**

**1. ROLL CALL**

**2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

**The matter of deferrals is now closed.**

**3. CONSENT CALENDAR**

**NOTICE TO THE PUBLIC**

**The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.**

- a. **APPROVAL OF THE AUGUST 2, 2006 HISTORIC LANDMARKS COMMISSION SYNOPSIS.**
- b. [MA06-002](#). Historical Property Contract (California Mills Act) agreement between the City and the property owners for the preservation of the Curtis House (City Landmark No. HL05-152) on a 0.20 gross acre site, in the R-1-8 Residence Zoning District, located on the southeast corner of East San Antonio Street and South Seventeenth Street (254 South Seventeenth Street) (Gloria M. Sciara, Owner) Council District 3. SNI: University. CEQA: Exempt.

**RECOMMENDATION**

Historic Landmarks Commission make the following findings and recommend approval of the proposed Historical Property Contract to the City Council:

- a. The proposed Contract is consistent with the General Plan;

- b. The proposed Contract would provide greater protection for the Landmark Property than is otherwise provided by the provisions of Municipal Code Chapter 13.48; and
- c. The proposed Contract complies with the required provisions of Historical Property Contracts.

**The Consent Calendar is now closed.**

**4. PUBLIC HEARINGS**

None

**5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

- a. **PDC05-109**. **Planned Development Rezoning** from the (A) Agricultural to the A(PD) Planned Development District to allow up to 13 single-family detached residences, including the demolition of the existing **Almaden Feed and Fuel structure**, on a 1.24 gross acre site located on the southeast corner of Almaden Expressway and Almaden Road. (Jon D. Carson, Owner). Council District 10. SNI: None. CEQA: **Mitigated Negative Declaration**.

**Staff Recommendation:**

Historic Landmarks Commission forward a recommendation to the Planning Commission and City Council regarding the identified Structure of Merit located on the site.

- b. **PP06-117**. **Public Project** for the demolition of the existing 5,330-square foot Willow Glen Branch Library structure, and the construction of a new, approximately 13,000-square foot branch library on a 0.95 gross acre site in the R-1-8 Residence Zoning District, located on the north side of Minnesota Avenue approximately 700 feet west of Lincoln Avenue (1157 Minnesota Avenue). (City of San Jose Public Library, Owner). Council District 6. SNI: None. CEQA: In Process.

**Staff Recommendation:**

Historic Landmarks Commission forward a recommendation to the Director of Public Works and City Council regarding the identified Structure of Merit located on the site.

- c. **CP06-034. Conditional Use Permit** to allow conversion of an existing single-family residence to a Residential Care Facility on a 0.20 gross acre site located in the Hensley Historic District on the east side of North Fifth Street approximately 500 feet south of Washington Street (341 North Fifth Street). (Uboh Ini Okon and Okon, Owner). Council District 3. SNI: Thirteenth Street. CEQA: Exempt.

**Staff Recommendation:**

Historic Landmarks Commission review as early informational item. Work proposed to be performed on the residence located in the Hensley City Landmark Historic District in conjunction with the Conditional Use Permit shall require future issuance of a Historic Preservation Permit.

- d. **SAN JOSE BALLPARK DEIR. Recirculation of the Draft Environmental Impact Report (DEIR)** for the Baseball Stadium in the Diridon/Arena Area. The public project would include the demolition of all existing buildings on the site. Additional information about the Sunlite Baking Company building (145 South Montgomery Street) was discovered in the process of drafting responses to comments on the DEIR.

**Staff Recommendation:**

Historic Landmarks Commission comment on the revised portion of the re-circulated DEIR and authorize the HLC Chair to sign a comment letter on behalf of the Commission, to the Director of Planning, Building and Code Enforcement.

## **6. PETITIONS AND COMMUNICATIONS**

Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
  2. Requesting staff to report back on a matter at a subsequent meeting; or
  3. Directing staff to place the item on a future agenda.
- a. Public Comment

## **7. GOOD AND WELFARE**

- a. **Report from the Redevelopment Agency**
- b. **Report from the Secretary**
  - i) Status of Circulation of Environmental Review Documents  
Link to Environmental Review on Planning Division web page:

<http://www.sanjoseca.gov/planning/eir/>

- Flea Market DEIR (File No. PDC03-108)  
NOP distributed April 2006  
Circulation anticipated Fall 2006
- Parkview Towers DEIR  
NOP distributed March 2006  
Circulation anticipated Fall 2006
- Lowe's Home Improvement Warehouse DEIR (File No. PDC06-003)  
NOP distributed January 2006  
Circulation anticipated September 2006
- Fountain Alley Mixed-Use Development SDEIR  
File No. H06-005 withdrawn
- Coyote Valley Specific Plan DEIR  
Circulation anticipated Winter 2006

- ii) Election of Historic Landmarks Commission Vice Chair
- iii) Ballpark Study in the Diridon/Arena Area comments to the Planning Commission  
Commissioner Colombe, Liaison
- iv) Report on Status of 97 South Thirteenth Street (SF05-023)
- v) Historic Landmarks Commission Meeting proposed time change to 6:00 p.m.
- vi) Preserve America Presidential Award 2007 Nominations due November 1, 2006
- vii) Alliance of Monterey Area Preservationists Seminar  
Secretary of the Interior's Standards for Historic Preservation Projects  
David Look, FAIA, FAPT, Speaker  
September 2,, 2006, 1:00 p.m.

**c. Report from Committees**

- History San Jose Collections Committee  
Liaison position vacant
- Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee  
Commissioner Cunningham, Liaison
- Japantown Survey Committee  
Commissioner Alkire, Liaison

- Pellier Park Committee  
Commissioner Colombe, Liaison
- Counter to Council Historic Resources Subcommittee  
Liaison position vacant

d. **Report from Historic Landmarks Commission Subcommittees**

- Design Review Committee (DRC)  
Chair Janke, Commissioners Colombe and Cunningham, members  
August 16, 2006 Meeting  
Pellier Park
- San Jose Industrial/High Tech Committee  
Commissioner Lavelle

8. **ADJOURNMENT**

## 2006 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
January 20, 2006	12:00 - 4:30 p.m.	HLC Retreat	Room T-747
February 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
February 15, 2006	12:00 p.m.	Design Review Meeting	Room T-550
March 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
March 29, 2006	12:00 p.m.	Cancelled	Room T-550
April 5, 2006	6:30 p.m.	Regular Meeting	Room W118/119
April 19, 2006	12:00 p.m.	Design Review Meeting	Room T-550
May 3, 2006	6:30 p.m.	Regular Meeting	Room W118/119
May 17, 2006	12:00 p.m.	Design Review Meeting	Room T-550
June 7, 2006	6:30 p.m.	Regular Meeting	Room W118/119
June 21, 2006	12:00 p.m.	Design Review Meeting	Room T-550
No Meetings in July			
August 2, 2006	6:30 p.m.	Regular Meeting	Room W118/119
August 16, 2006	12:00 p.m.	Design Review Meeting	Room T-550
September 6, 2006	6:30 p.m.	Adjourned to Sept. 20, 2006	MLK Jr. Library
September 20, 2006	12:00 p.m.	Design Review Meeting	Room T-550
October 4, 2006	6:30 p.m.	Regular Meeting	Room W118/119
October 18, 2006	12:00 p.m.	Design Review Meeting	Room T-550
November 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
November 15, 2006	12:00 p.m.	Design Review Meeting	Room T-550
December 6, 2006	6:30 p.m.	Regular Meeting	Room W118/119
December 20, 2006	12:00 p.m.	Design Review Meeting	Room T-550

HISTORIC LANDMARKS AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/index.htm>